



**CITY OF SCOTTSDALE
GREEN BUILDING ADVISORY COMMITTEE
SCOTTSDALE ONE CIVIC CENTER
7447 E. INDIAN SCHOOL RD #125
SCOTTSDALE, AZ 85251**

APRIL 10, 2007

PRESENT:

Michele Cohen, Chair
Joan Baron, Baron Studio
Lance Donatello, Scottsdale citizen
Kevin Edwards, Edwards Design Group
Lee Feliciano, Valley of the Sun Solar (arrived at 3:16 p.m.)
Christopher Harrison, Grayhawk Dev.
Laurie Jackson, DMB Associates
DeeJaye Lockwood, Windermere Sonoran Properties
Mary Grace Maglio, Archit'I Resource Team
Frances Smith, Southwest Gas Corp
Beverly Westgaard, AZ Envir. Strategic Alliance

ABSENT:

Ronald Hand, Co-Chair, E/FECT
Daniel Aiello, Janus II Environmental
Nick Davis, Beck Group
Jesse Henson, Kyocera Solar
Julie Stanton, Stanton Consulting

STAFF:

Anthony Floyd, Green Building Manager
Ashley Zawrotny

OTHERS:

Betty Drake, Council member
Rafida Amani, Tom Norris Homes
Valerie Bohonus
Ron Epperlein, Jeff Schwartz Jewish Community High School
Douglas Hood
Tom Tahmassian
Sharon Walker, Jeff Schwartz Jewish Community High School

I. Call to Order/Roll Call/Recognition of Guests

Chair Cohen called the meeting to order at 3:07 p.m. A formal roll call confirmed the presence of members as noted above. Attendees were invited to introduce themselves.

II. Approval of Minutes

Chair Cohen requested that the sentence, "While the Senior Center does not qualify as LEED Gold, many green concepts were included in the project," be deleted.

Committee Member Westgaard requested on page 3, paragraph seven that the phrase, "implementation of green policy," be changed to "implementation of the City's green LEED policy."

COMMITTEE MEMBER WESTGAARD MOVED TO APPROVE THE MINUTES OF THE MARCH 13, 2007 REGULAR MEETING AS AMENDED. SECONDED BY COMMITTEE MEMBER MAGLIO, THE MOTION WAS APPROVED UNANIMOUSLY BY A VOTE OF TEN (10) TO ZERO (0).

III. Public Comment

There were no public comments.

IV. Administrative

Chair Cohen announced that Linda Eales has moved away from Arizona and is no longer on the Committee. She recognized Ms. Eales' contributions, particularly as the creator of Design Day.

Committee Member Smith announced she would also be leaving the Committee because of a move. Mr. Floyd recognized her long service and numerous contributions. Committee Members Westgaard and Baron also expressed their gratitude.

V. EQAB Update

Chair Cohen read the guiding principle that EQAB recently approved, and provided a summary of the action plan for the remainder of FY2006/07. EQAB will make air quality recommendations to Mayor/Council, fulfilling Scottsdale's commitment to the efforts of the Maricopa Association of Governments to comply with the Clean Air Act.

The Board will also present a recommendation on energy, work with golf courses to address salinity issues in City water, release the sustainability indicators report, and host the EnviroKidsFest. In fiscal year 2007/08 the top priorities will be to develop green building recommendations, followed by a review of the indicators used in the sustainability indicators report.

VI. Environmental Innovations Initiatives

EQAB has requested that GBAC evaluate two environmental initiatives for potential adoption by the City, and report by April 23.

a. 2030 Challenge

Chair Cohen said the 2030 Challenge was set forth by Ed Masria and Architecture 2030. As the world faces climate change due to greenhouse gas emissions, the Challenge specifically addresses buildings. Buildings are the largest consumers of energy and greatest emitters of greenhouse gases.

The Challenge sets forth an aggressive schedule that all new buildings meet 50% of the regional energy consumption standard. Fossil fuel usage is reduced progressively until buildings are carbon neutral by 2030. Chair Cohen said she is interpreting the requirement to apply to all City-owned buildings. The U.S. Council of Mayors and the American Institute of Architects support the initiative. She opined that the Challenge is in line with what Scottsdale has previously done, and demonstrates environmental leadership.

In response to Committee Member Jackson, Chair Cohen said that EQAB decided to consider this initiative first because the Mayor referred to it in the State of the City address. Some of the other initiatives are more problematic.

One of the initiative's recommendations encourages capital project managers to maximize energy efficiency when determining the points needed to qualify for LEED. Mr. Floyd said that the goal is to reduce the use of fossil fuel; therefore supplementing energy generation with renewable energy would help meet that goal.

Committee Member Harrison inquired how the highest achievable green level would be determined, and by whom. Chair Cohen said there is no existing LEED Gold policy for renovating buildings. The project manager would determine the standard.

Chair Cohen continued, saying an inventory of existing greenhouse gas emissions needs to be established as a baseline against which to measure future gains. Building performance needs to be regularly tracked and monitored. Energy efficiency should be prioritized on maintenance schedules. Voluntary guidelines would be promoted to help the community find ways to reduce or replace the use of greenhouse gas emitting sources.

Committee Member Feliciano suggested the use of incentives instead of mandatory requirements. Mr. Floyd said one problem with incentives is they would need to be suspended once the majority of users turn green, in order to avoid slowing down the process.

Committee Member Harrison inquired if all available incentives have been quantified into an available resource. Mr. Floyd said the Green Building website promotes available energy and water incentives.

Councilwoman Drake said the Council will soon begin working on updating the City General Plan. She suggested that GBAC should consider the inclusion of a climate change element in the GP. It would present an opportunity to lay out a clear strategy.

Chair Cohen reviewed the list of the initiatives findings, and requested that the Committee discuss and vote on the recommendation.

Committee Member Westgaard suggested that a statement on climate change to be added to the summary of commitments reads, "Incorporate a climate change element in updating the City's General Plan."

COMMITTEE MEMBER SMITH MOVED TO ADOPT THE RECOMMENDATIONS FOR THE 2030 CHALLENGE ENVIRONMENTAL INITIATIVE, SUPPLEMENTED BY INFORMATION ON CLIMATE CHANGE AND RENEWABLE ENERGY. COMMITTEE MEMBER BARON SECONDED.

Chair Cohen, in response to an inquiry from Committee Member Feliciano, said EQAB is looking for approval of the initiative's concept, not asking for input on its implementation. Committee Member Westgaard said the document determines the policy and could provide advice, but it is ultimately staff's responsibility to determine how it would be implemented.

THE MOTION WAS UNANIMOUSLY APPROVED BY A VOTE OF ELEVEN (11) TO ZERO (0).

b. LEED-EB

Mr. Floyd said LEED-EB is a way to measure the environmental performance of existing buildings, including energy, environmental quality and water. The existing Scottsdale LEED policy is primarily for new construction and major renovations. This recommendation would provide existing building stock an entry point into the LEED certification process. It would be applicable to building operations, processing, systems updates, and minor space changes.

The recommendations serve as a natural step from the expansion of the existing City LEED-Gold policy, and are intended to instill a culture of energy efficiency.

Committee Member Westgaard inquired whether re-certification would apply the standards used at the time the building was built or would current standards apply. Mr. Floyd responded it would be the former.

Committee Member Maglio suggested that voluntary guidelines be included for non-city buildings. Committee Member Edwards recommended that an educational component also be included. Committee Member Feliciano said community incentives need to be visited.

Committee Jackson suggested that existing maintenance guidelines could be updated to raise the energy efficiency bar without necessarily having to be LEED certified. LEED could serve as a performance guide without requiring official certification.

Committee Member Westgaard expressed concern about Scottsdale promoting a proprietary process by using the LEED trademark. The Commission discussed the previous decision to use LEED standards and whether it is necessary to continue doing so. Committee Member Feliciano responded that LEED has served as an early rallying point for a movement that is still in its infancy. To move away from it would diminish it as a standard.

Mr. Floyd said that LEED is really a rating system. A legitimate standard is expected in the near future that would establish a minimum threshold for what could be considered a green building.

Committee Member Harrison said the benefit of following a proprietary process is that as standards evolve, LEED would take the responsibility of updating them. Otherwise the City would have to constantly struggle to update policy guidelines.

COMMITTEE MEMBER WESTGAARD MOVED TO ADOPT THE RECOMMENDATIONS FOR THE LEED-EB INITIATIVE WITH COMMENTS AND ADDITIONS AS PRESENTED, INCLUDING A POSSIBLE LEED-EQUIVALENT ALTERNATIVE, TO BE REVIEWED BY RON HAND. COMMITTEE MEMBER SMITH SECONDED. THE MOTION PASSED UNANIMOUSLY BY A VOTE OF ELEVEN (11) TO ZERO (0).

VII. City Update

a. Green Building Program/Multi-Family Checklist

Mr. Floyd reported that the checklist has been posted on the website. He briefly discussed two new multi-family green construction projects that staff is working to accommodate.

b. Building/Energy Code Amendments

The new amendments will be presented to the City Council in June, in order to have an effective date of July 1. GBAC has approved the amendments, but the Water Subcommittee is currently revisiting the hot water recirculation pump requirement.

c. Facilities

Mr. Floyd said everything is moving ahead. The dedication of the Senior Center has been postponed until certification can be obtained from the USGBC.

The fire station, TPC clubhouse and forensic lab are still on schedule.

VIII. Work Group Discussions

a. Design Day

Committee Member Harrison thanked the Committee Members and staff who assisted in making Design Day a success.

b. Policy

Chair Cohen said the policy group has not met, because of the need to work on the environmental initiatives. If the recommendations go forward, the group would work on policy during the second half of the year.

c. Education

Committee Member Henson was unavailable to provide this report. Ms. Zawrotny reported that Channel 11 has suggested instead of broadcasting the lecture series directly, that guest speakers be invited to sit down for an in-studio interview.

Committee Member Edwards recommended that the educational component of the series start next fiscal year to allow for proper planning. Chair Cohen responded that Channel 11 would like to begin airing the material sooner rather than later.

Committee Member Westgaard suggested providing City libraries with DVDs of the broadcasts for patrons to check out.

d. Lecture Series

Committee Member Edwards reported that the last lecture, on gray water, was very informative. The speaker provided many ideas for gray water use. State incentives for gray water use have been enhanced in the last year.

Next month's lecture will be on the innovative green-built projects. The June lecture will be on feng shui.

e. Green Building Expo

Committee Member Edwards said the 10th Annual Expo is on track. A keynote speaker has been confirmed, and Committee Member Smith has secured a sponsorship through Salt River Project to cover the printing of the directory. Five or six large sponsorships are still needed. He thanked Committee Member Smith for making the Expo a successful event.

Committee Member Baron said Ed Masria, the creator of the 2030 Challenge, will be the event's Friday keynote speaker.

f. Communications

Chair Cohen reported that Committee Member Stanton is working on the Exemplary Projects List.

g. BHAG

Chair Cohen reported on a number of projects that Committee Member Davis is working on, including establishing a green building loans programs, mentoring other cities, finding lecture speakers, and contributing an article to Valley Forward.

IX. Other Business

The Solar Sustainable Spring Tour is to be held on April 28.

X. Chair and Member Comments

Committee Member Smith suggested that golf courses may make good sponsors for the Expo, considering they serve as green belts.

XI. Upcoming Meetings

- a. EQAB Meeting - April 18, 2007
- b. GBAC Meeting - May 8, 2007
- c. Green Building Expo Work Group - April 11 & 25, 2007

XII. Upcoming Events

- a. Innovative Green Built Projects in the Valley - May 3, 2007
- b. Solar Lecture - April 26, 2007
- c. Green Remodel Book Event - April 16, 2007
- d. ASU Green Summit - April 19, 2007
- e. Solar Spring Tour - April 28, 2007

XIII. Adjournment

With no further business to discuss, the meeting adjourned at 5:00 p.m.

Respectfully submitted,

A/V-Tronics, Inc.